

086.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

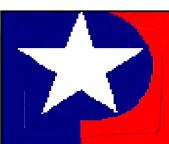
Total Card / Total Parcel

USE VALUE:

1,080,400 / 1,080,400

ASSESSED:

1,080,400 / 1,080,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
179		WESTMINSTER AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CERUNDOLO DEBRA L	
Owner 2:	
Owner 3:	

Street 1: 179 WESTMINISTER AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CERUNDOLO RALPH & DEBRA -	
Owner 2: -	
Street 1: 179 WESTMINISTER AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .196 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Clapboard Exterior and 1921 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R1
SINGLE FA	100
o	
n	
Census:	
Flood Haz:	
D	
s	
t	
Exempt	
Topo	2
Street	
Gas:	

BUILDING PERMITS	
Date	Number
5/7/2015	465
Redo Bat	65,000

ACTIVITY INFORMATION	
Date	Result
11/8/2018	MEAS&NOTICE
HS	Hanne S

1/21/2013	Inspected
BR	B Rossignol

3/24/2011	Info Fm Prmt
BR	B Rossignol

5/2/2009	Inspected
372	PATRIOT

3/25/2009	Measured
372	PATRIOT

2/1/2000	Mailer Sent
2/1/2000	Measured
263	PATRIOT

12/1/1981	
CM	

Sign:	VERIFICATION OF VISIT NOT DATA
/	/

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

104	Two Family	8545	Sq. Ft.	Site	0	70.	0.79	6													













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**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

**BATH FEATURES**

Full Bath:	1	Rating: Very Good	FORCED HOT AIR ON 1ST FLOOR.
A Bath:	1	Rating: Very Good	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 1 HB

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	10	4	

**GENERAL INFORMATION**

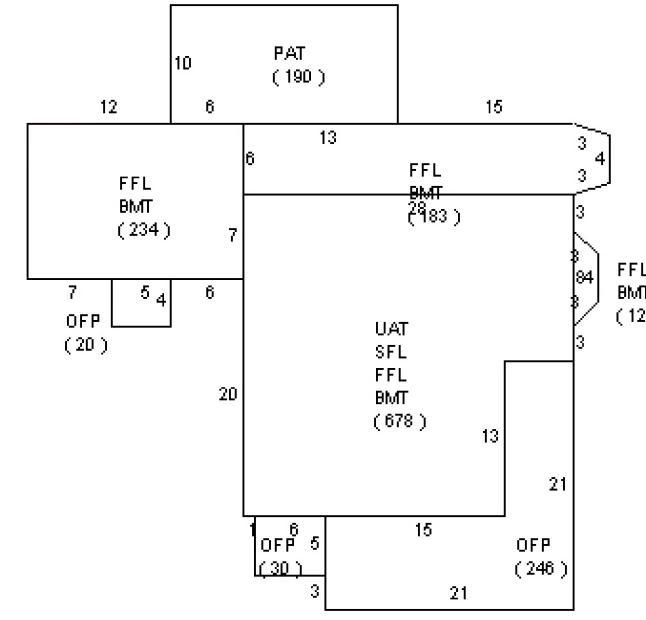
Grade:	C - Average
Year Blt:	1910
Eff Yr Blt:	
Alt LUC:	
Alt %:	

Jurisdct:	G16
Fact:	.

Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%

**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****4.6%****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Final Total:****Depreciated Total:****COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****Before Depr:****Special Features:****Val/Su Net:****Final Total:****Val/Su SzAd****337.65****SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,107	66.690	73,829	UAT	100	FLA	80	
FFL	First Floor	1,107	222.310	246,095					
SFL	Second Floor	678	222.310	150,725					
OFP	Open Porch	296	22.020	6,517					
PAT	Patio	190	4.210	800					
UAT	Upper Attic	170	142.280	24,116					
Net Sketched Area:					Total:		502,082		
Size Ad	1785	Gross Area	4056	FinArea	1921				

**SUB AREA DETAIL****IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

3 Garage D Y 1 12X18 A AV 1915 26.57 T 40 104 3,400 3,400

19 Patio D Y 1 11x26 A AV 2010 3.56 T 7.2 104 900 900

More: N

Total Yard Items: 4,300 Total Special Features:

Total: 4,300